

048.0

0006

0006.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
721,900 / 721,900
721,900 / 721,900
721,900 / 721,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		MAYNARD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KUSZMAUL ELIZABETH HENRY	
Owner 2: FRANKIAN STEPHANIE JEAN	
Owner 3:	

Street 1: 80 MAYNARD STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: KIERNAN CHARLES A & NANCY L -
Owner 2: -

Street 1: 80 MAYNARD STREET
Twn/City: ARLINGTON
St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Wood Shingle Exterior and 1446 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	4501.000	273,600	4,300	444,000	721,900	
Total Card	0.103	273,600	4,300	444,000	721,900	Entered Lot Size
Total Parcel	0.103	273,600	4,300	444,000	721,900	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	499.41	/Parcel: 499.41	Land Unit Type:

User Acct	34420
GIS Ref	
GIS Ref	
Insp Date	11/10/18
!4102!	



PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	273,600	4,300	4,501.	444,000	721,900		Year end	12/23/2021
2021	101	FV	265,300	4,300	4,501.	444,000	713,600		Year End Roll	12/10/2020
2020	101	FV	265,300	4,300	4,501.	444,000	713,600		Year End Roll	12/18/2019
2019	101	FV	213,600	4,300	4,501.	471,800	689,700		Year End Roll	1/3/2019
2018	101	FV	213,600	4,300	4,501.	344,100	562,000		Year End Roll	12/20/2017
2017	101	FV	213,600	4,300	4,501.	299,700	517,600		Year End Roll	1/3/2017
2016	101	FV	213,600	4,300	4,501.	255,300	473,200		Year End	1/4/2016
2015	101	FV	208,300	4,300	4,501.	249,800	462,400		Year End Roll	12/11/2014

PRINT

Date Time

12/30/21 00:03:01

LAST REV

Date Time

11/23/21 13:38:14

mmcmakin

4102

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
Grantor	Legal Ref	Type Date Sale Code Sale Price V Tst Verif Notes

KIERNAN CHARLES	79077-197	11/4/2021	800,000	No	No	
BALFOUR CLAIRE/	23504-356	8/4/1993	177,000	No	No	Y

BUILDING PERMITS	ACTIVITY INFORMATION
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name

8/16/1993 391 Manual 2,800	REROOF

<tbl_info cols="

EXTERIOR INFORMATION

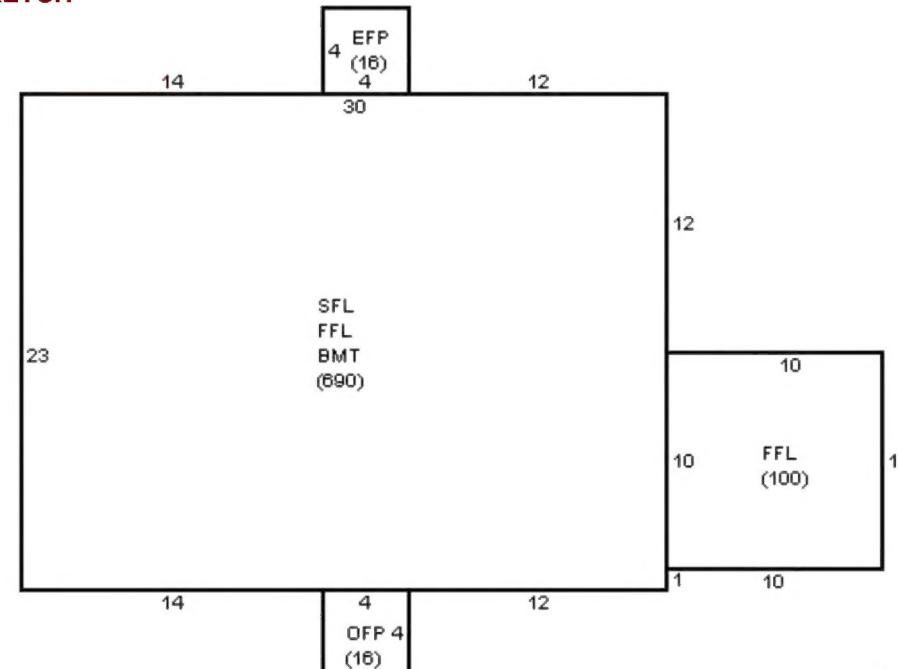
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	3 - Gambrel	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

OF=SINK IN BMT.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1923
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: AG - Avg-Good

26. %

Functional:

Economic:

Special:

Override:

Total: 26.4 %

CALC SUMMARY

Basic \$ / SQ:

130.00

Size Adj.: 1.35000002

Const Adj.: 1.00969899

Adj \$ / SQ:

177.202

Other Features:

77000

Grade Factor:

1.00

NBHD Inf:

1.00000000

NBHD Mod:

LUC Factor:

1.00

Adj Total:

371710

Depreciation:

98132

Depreciated Total:

273579

REMODELING**RES BREAKDOWN**

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

No Unit

RMS

BRS

FL

Totals

1

7

3

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	First Floor	790	177.200	139,990	SFL	95			
BMT	Basement	690	53.160	36,681					
SFL	Second Floor	656	177.200	116,156					
EFP	Enclos Porch	16	73.300	1,173					
OPF	Open Porch	16	44.430	711					
Net Sketched Area:				2,168	Total:	294,711			
Size Ad	1445.5	Gross Area	2202	FinArea	1446				

IMAGE**AssessPro Patriot Properties, Inc****MOBILE HOME**

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1 14X20	A	AV	1923	23.93	T	40	101			4,000		4,000
19	Patio	D	Y	1 10X8	A	AV	1955	6.00	T	40.8	101			300		300

More: N

Total Yard Items:

4,300

Total Special Features:

Total:

4,300